File No. 260901266

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2006

Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/29/06 15:47 2 pgs
Fees:13.00 Taxes:188.70
20060929-0121013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Ring	New owner	08207018900
(NAME)	(NAME)	
1881 Evergreen Rd.		
(ADDRESS)	(ADDRESS)	
Thompson Station TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kapital Achievement, LLC (a LLC) as Tenancy in Common**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy Ring**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot situated in the Seventeenth District of Davidson County, Tennessee, in the plan of the East Nashville Real Estate Company, and adjoining the eastern suburb of the City of Nashville, which plan is duly recorded in Book 57, page 11, of the Register's Office for said County and to which reference is hereby made and being named and designated in said plan as Lot No. 49, on Hancock Street fronting 57 ½ feet and running back with Lischey Pike (Now Lischey Ave.) 176 feet to an alley 16 feet wide, having a front on said alley 60 ½ feet.

Being part of the same property conveyed to Kapital Achievement, LLC, (a LLC) as Tenancy in Common, by deed from Sylvester J. Lee II and Shannon Johnson, of record in Instrument No. 20040506-0051853, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 337 Hancock Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25 day of September, 2006.

Kapital Achievement, LLC

By: _____
Sylvester J. Lee, II, Co-Owner/Board Member

Kapital Achievement, LLC

By: _____
Shannon Johnson, Co-Owner/Board Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared SHANNON JOHNSON with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Co-Owner/Board Member of KAPITAL ACHIEVEMENT, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at Goodlettsville, Tennessee, this 25 day of September, 2006.

Commission expires: _____

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

_____
Notary Public

STATE OF Georgia

COUNTY OF Gwinnett

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared SYLVESTER J. LEE, II with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Co-Owner/Board Member of KAPITAL ACHIEVEMENT, a Tennessee limited liability company, the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

Witness my hand at Atlanta, Ga, this 27th day of September, 2006.

Commission expires: _____
Notary Public Gwinnett County, Georgia
My Commission Expires June 29, 2010

_____
Notary Public

PEGGY GREGORY NOTARY PUBLIC FAIRFIELD COUNTY, S.C. JUNE 29, 2002

File Number: 260901266

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072